



Housing and Community Development Committee MINUTES

**REGULAR MEETING
Tuesday, November 17, 2015**

Board Members in Attendance:

Gordon Smith

Cecil Bothwell

Staff in Attendance:

Heather Dillashaw

Jeff Staudinger

Shannon Capezzali

Chris Hnatin

Tara Irby

Sandra Anderson

Sam Powers

Jannice Ashley

1. APPROVAL OF MINUTES

The minutes from the meeting on 10/20/2015 were approved.

2. UPDATES

a. Housing Summit

- Gordon Smith provided a brief overview of the Housing Summit event on November 16, and thoughts on next steps. A spring summit has been proposed, and a Chamber task force has been formed.

b. HCD Committee Members

- Gordon Smith expressed thanks to outgoing HCD Member Chris Pelly for his record of service to the committee, and for the care and compassion that he has for neighborhoods.

c. Oak Hill Commons

- Heather Dillashaw and Ward Griffin provided an update on the progress of the Oak Hill Commons development. The developer may apply for Housing Trust Funds to support an additional 48 units on the site.

3. UNFINISHED BUSINESS

d. Affordable Housing Advisory Committee Short Term Rentals

- Lindsey Simerly provided an overview of AHAC's recommendations regarding short term rentals and homestays. AHAC is not recommending any changes to the current regulations which allows homestays but bans short term rentals outside of the central business district. Simerly pointed out that the accessory dwelling unit policy was created for the specific purpose of creating housing units for residents, not to create tourist units in existing residential neighborhoods. The community has expressed concern about issues such as safety, noise, parking, and the creation of hotel districts in neighborhoods. Renters and people in need of housing have not had a voice in this debate. AHAC will provide formal recommendations to HCD at their next meeting.
 - Bothwell requested data from other studies on the impact of short term rentals in stand-alone units in other areas.

- Bothwell stated that incentivizing businesses to locate in Asheville as part of our economic development strategy has the consequence of bringing in higher wages which further drive up housing costs. Bothwell expressed concern about spending tax dollars to incentivize outside industries to locate here. Smith stated that incentives support living wage jobs needed here.

4. NEW BUSINESSES

e. Continuum of Care

- Heather Dillashaw provided an update on the annual ESG grant application which is due this week. The City of Asheville is applying for \$1.2 million dollars in renewal funding. The recommendation to apply for these funds comes from the Homelessness Initiative Advisory Committee. Staff also proposes to submit an application for additional planning costs to support staff work which has been unfunded for years. Staff requests HCD approval to submit the grant application. Cecil Bothwell made a motion to approve the application for ESG funds, seconded by Gordon Smith. The motion passed unanimously.

5. PUBLIC COMMENT - None

6. ADJOURN

- **The next meeting of the HCD Committee will be Tuesday, December 15, 2015 at 9:00 am in the 6th Floor Training room of City Hall.**